

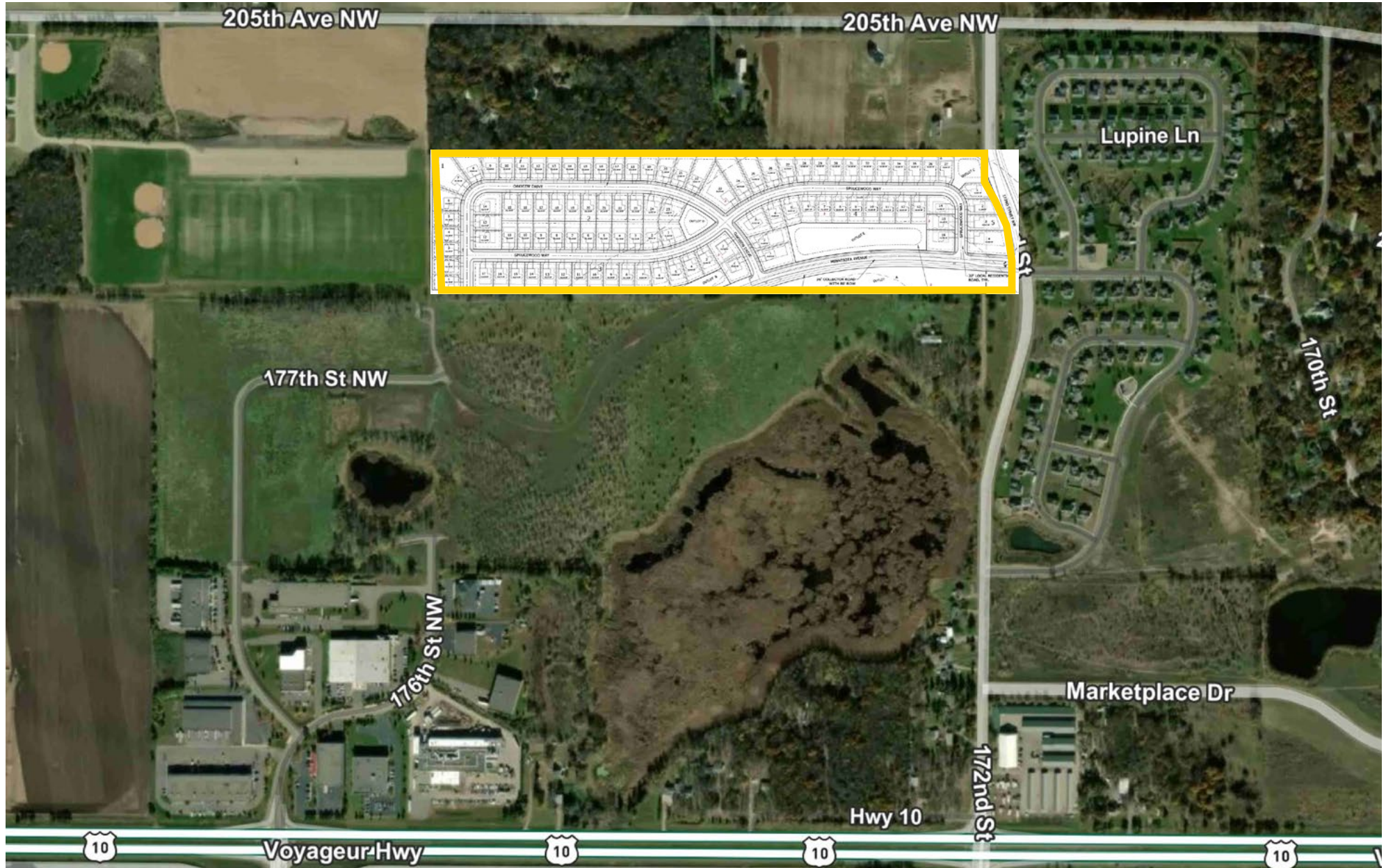
Land | For Sale - \$85,000 per lot

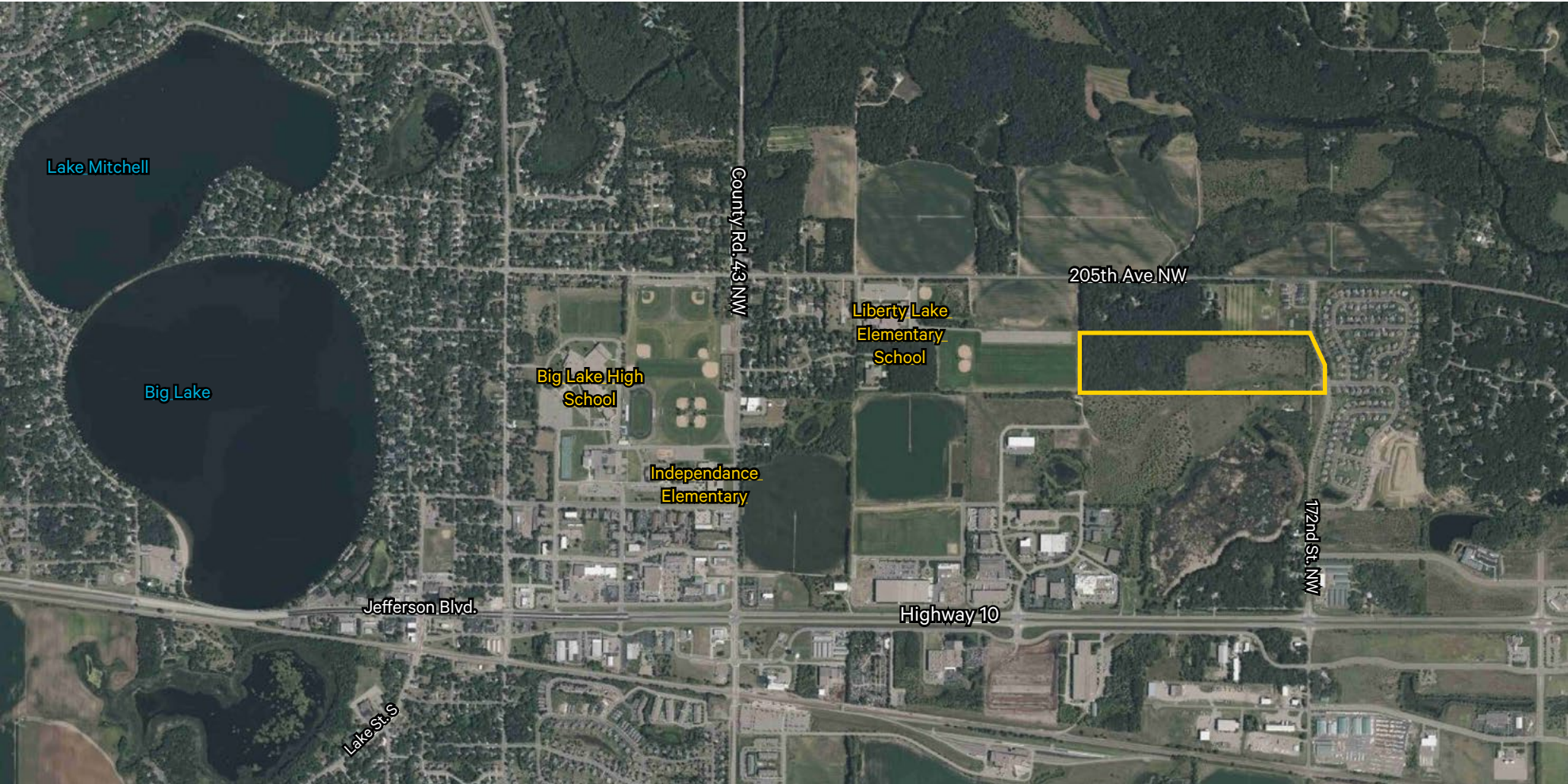
CBRE

99 Lots Single Family Residential Development Opportunity

172nd St. NW.
Big Lake, MN 55309

±40.08 Acres off 172nd NW. & Hwy. 10





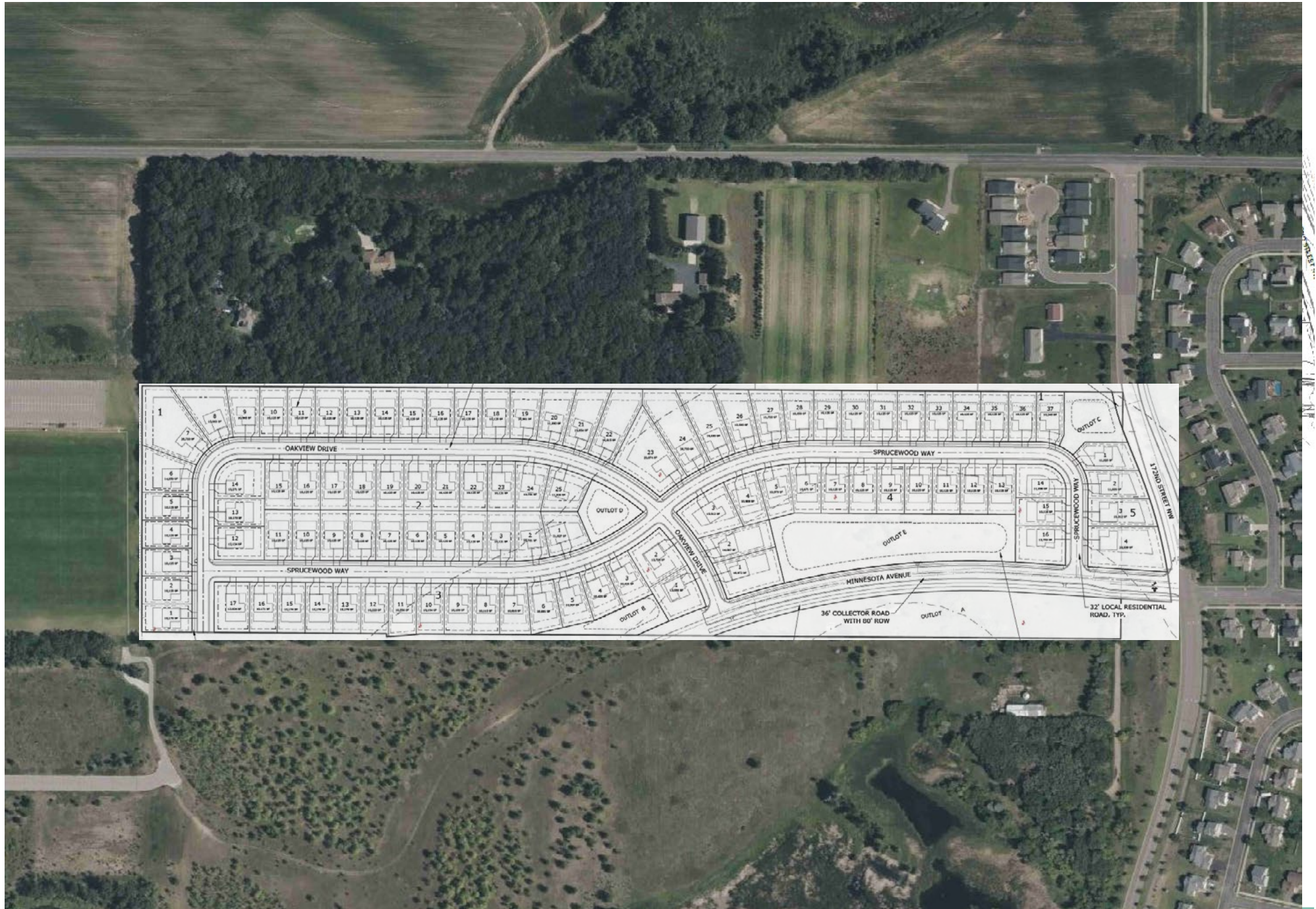
Property Highlights

- Single Family Development planned for 99 lots
- Existing water and sewer adjacent to the property
- Direct access to Highway 10 via 172nd St.
- Big Lake School District #727
- Adjacent to Liberty Lake Elementary School

Traffic Counts	
Highway 10	18,784 VPD
205th Ave. NW.	1,550 VPD

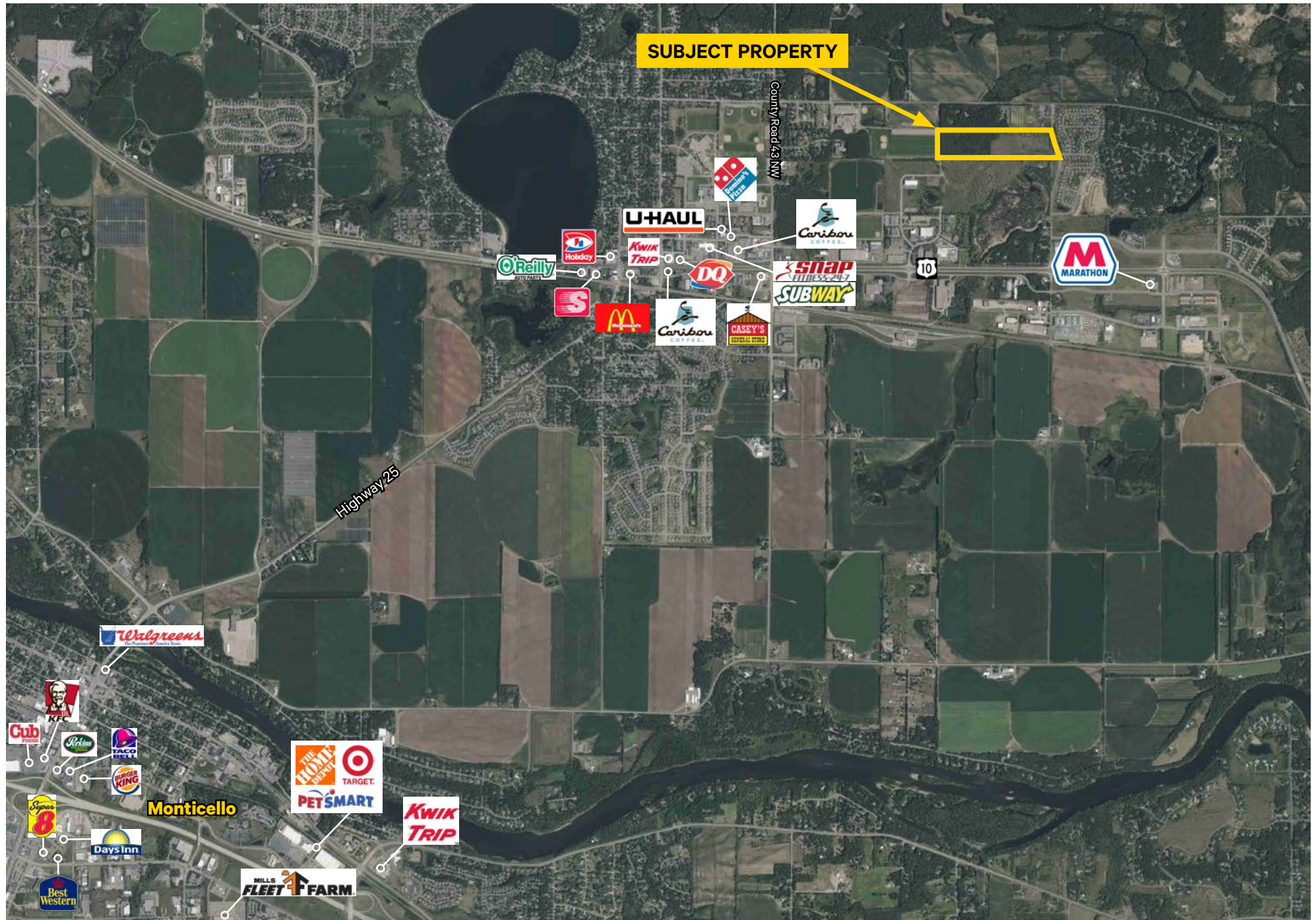
PID	Zoning	Future Land Use	Acres	2024 Taxes
65-121-2415	R-1	Low Density Housing	±40.08	\$4,064

Floor Plan/Availability

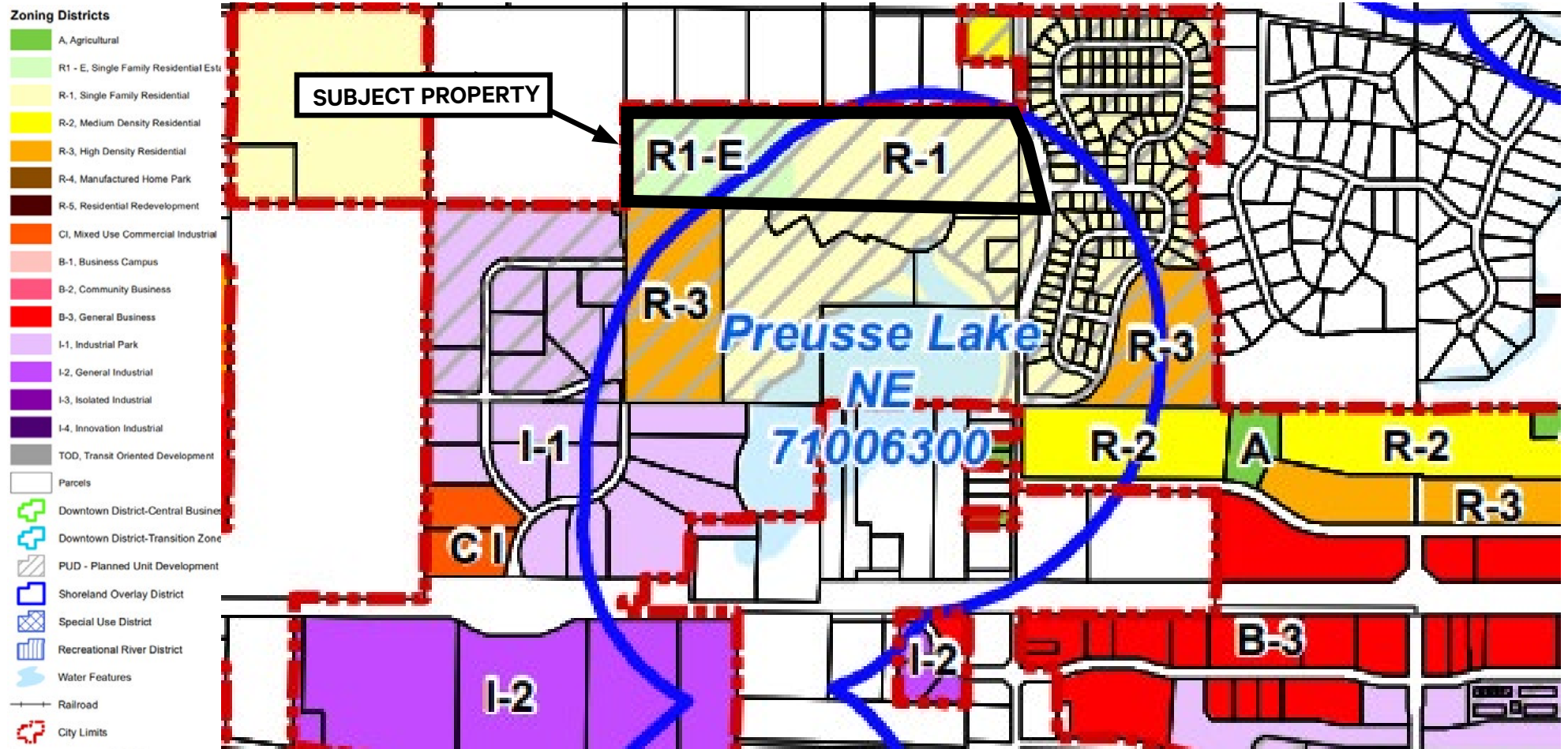


Area Map

For Sale



Zoning



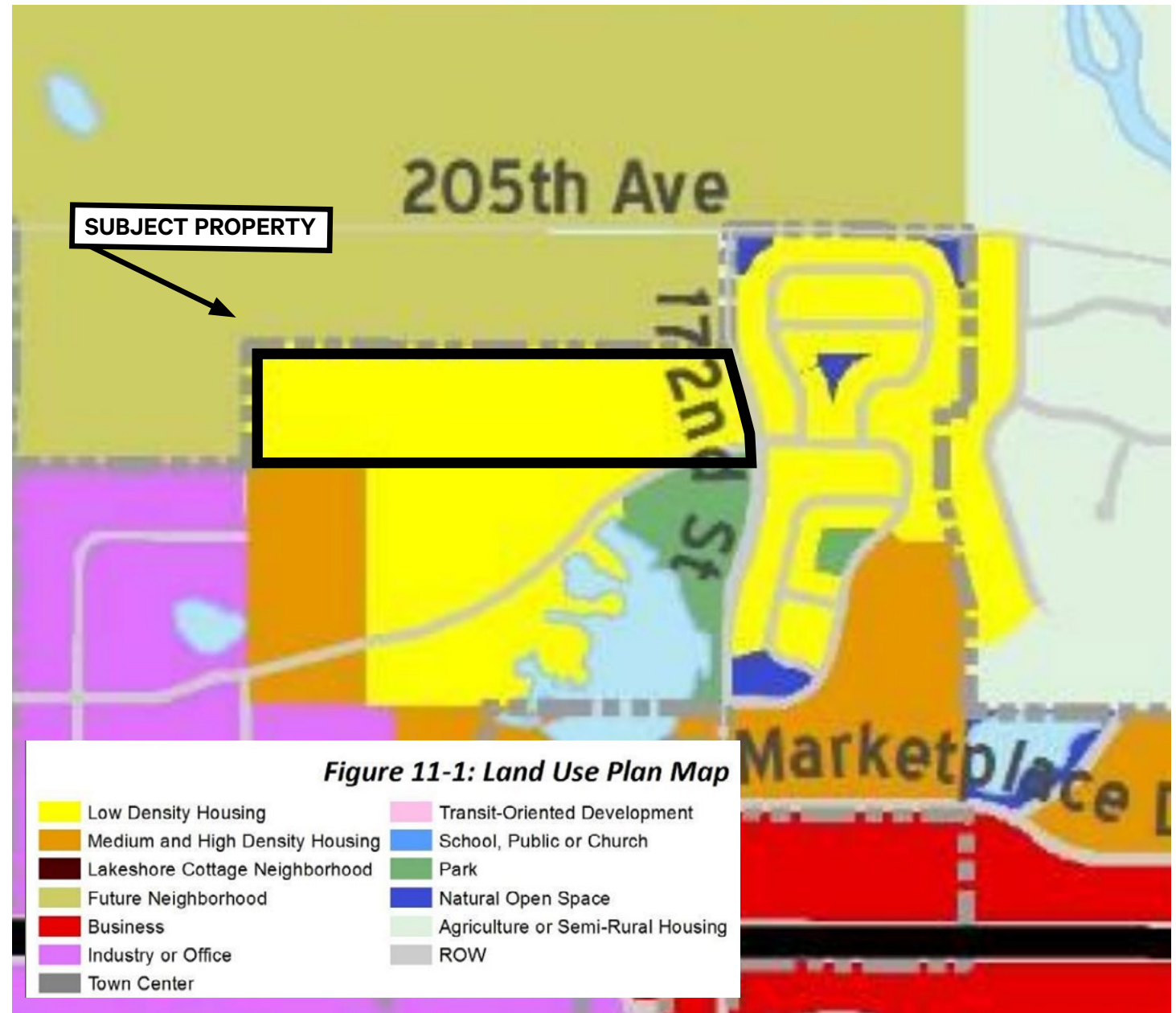
R-1 Single Family Residential District

Low Density Housing-Includes single-family housing and two-family housing. Allowable densities range from approximately 2.5 to 4 housing units per gross acre, with lot sizes in the range of 8000 square feet and larger. Includes places of worship.

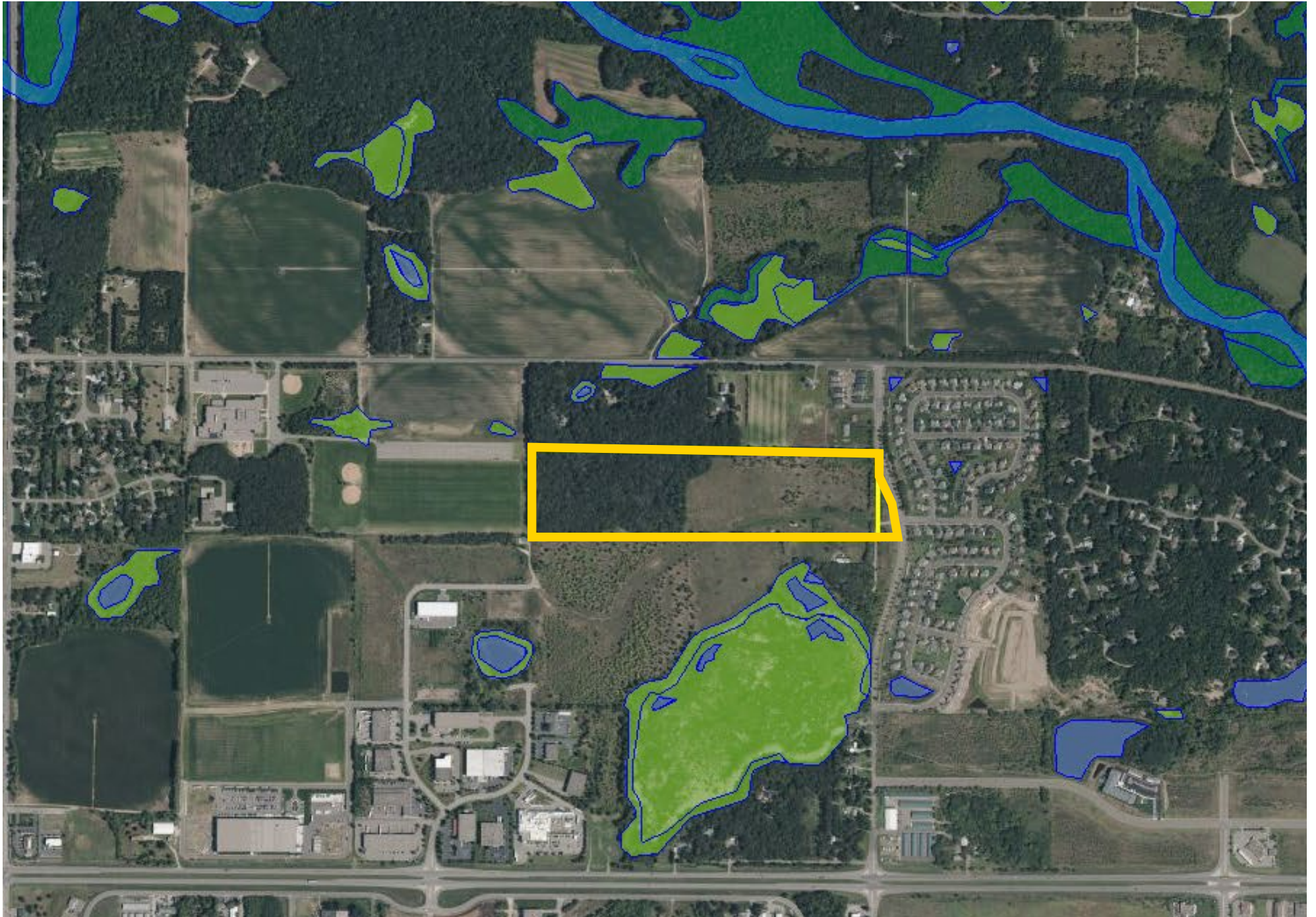
Future Zoning

Low Density Housing

Low Density Housing- Includes single-family housing and two-family housing. Allowable densities range from approximately 2.5 to 4 housing units per gross acre, with lot sizes in the range of 8000 square feet and larger. Includes places of worship.



Wetlands Map



Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	4,697	16,186	39,439
2029 Population - Five Year Projection	5,003	16,909	41,600
2020 Population - Census	4,095	15,070	37,846
2010 Population - Census	3,516	13,441	33,533
2020-2024 Annual Population Growth Rate	3.28%	1.70%	0.97%
2024-2029 Annual Population Growth Rate	1.27%	0.88%	1.07%
HOUSEHOLDS			
2024 Households - Current Year Estimate	1,760	5,611	14,040
2029 Households - Five Year Projection	1,902	5,960	15,027
2010 Households - Census	1,321	4,474	11,553
2020 Households - Census	1,531 93.7%	5,142 95.6%	13,351 94.7%
2020-2024 Compound Annual Household Growth Rate	3.33%	2.08%	1.19%
2024-2029 Annual Household Growth Rate	1.56%	1.21%	1.37%
2024 Average Household Size	2.66	2.88	2.80
HOUSEHOLD INCOME			
2024 Average Household Income	\$109,704	\$125,158	\$118,479
2029 Average Household Income	\$123,430	\$140,046	\$132,867
2024 Median Household Income	\$89,529	\$103,825	\$99,090
2029 Median Household Income	\$101,361	\$112,058	\$107,554
2024 Per Capita Income	\$40,620	\$43,778	\$42,442
2029 Per Capita Income	\$46,370	\$49,824	\$48,303
HOUSING UNITS			
2024 Housing Units	1,869	5,814	14,773
2024 Vacant Housing Units	109 5.8%	203 3.5%	733 5.0%
2024 Occupied Housing Units	1,760 94.2%	5,611 96.5%	14,040 95.0%
2024 Owner Occupied Housing Units	1,301 69.6%	4,698 80.8%	11,432 77.4%
2024 Renter Occupied Housing Units	459 24.6%	913 15.7%	2,608 17.7%
EDUCATION			
2024 Population 25 and Over	3,074	10,467	25,611
HS and Associates Degrees	2,147 69.8%	7,213 68.9%	17,288 67.5%
Bachelor's Degree or Higher	683 22.2%	2,780 26.6%	6,925 27.0%
PLACE OF WORK			
2024 Businesses	211	333	1,012
2024 Employees	2,148	3,025	11,688



2024 population
3 mile radius

16,186



2024 housing units
3 mile radius

5,611



2024 average
household income
3 mile radius

125,158



2024 employees
3 mile radius

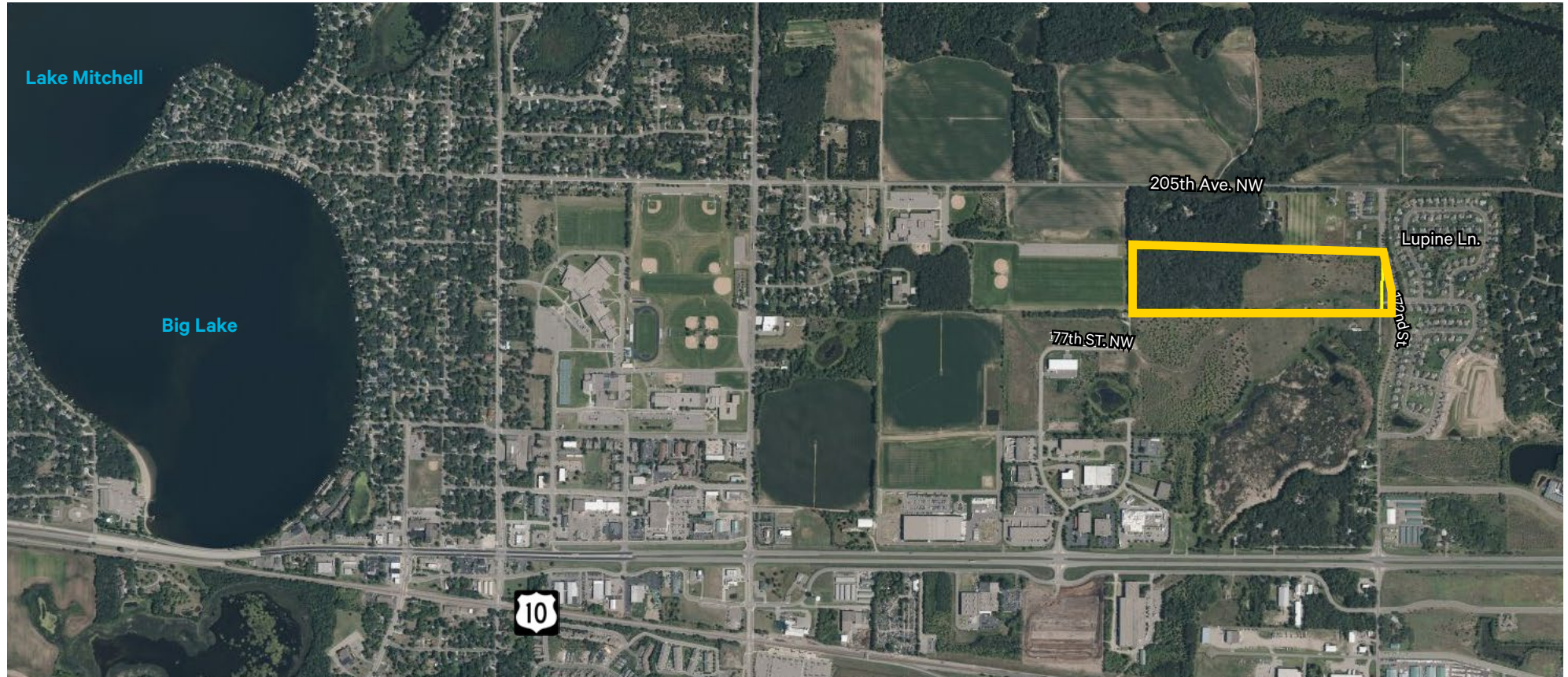
3,025



2024 businesses
3 mile radius

333

Residential Land Opportunity



Contact Us

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